



£1,195,000

St Margarets Avenue, Sidcup, DA15 7NP

Chattertons

EST 1893

Stunning detached house with space which has to be seen to be believed. The heart of the home is the amazing kitchen dining family room with a top spec kitchen with a feast of great upgrades, in addition are 2 large receptions, 4 proper double bedrooms, 3 bathrooms, full utility and ground floor study. The house is presented in show home condition including shutters and herringbone flooring to the ground floor with under floor heating. The house is approached via a large in and out driveway which leads to the garage and to the rear is a lovely garden. Located in a good road nearby to the ofsted outstanding Dulverton Primary school. This is the real special one.



Detached property
Amazing kitchen dining family space
2 additional large receptions
4 proper double bedrooms
Ground floor study

Entrance hall

Large fitted welcome mat, herringbone style flooring with under floor heating, panelled walls, large cloak cupboard

Lounge 18' 7" x 13' 11" (5.66m x 4.24m)

Double glazed bay window with shutters, herringbone style flooring with under floor heating

Family room 15' 9" x 11' 10" (4.80m x 3.60m)

Double glazed bay window with shutters, window seat, herringbone style flooring with under floor heating, door to the garage

Kitchen dining 30' 3" x 20' 10" (9.21m x 6.35m)

Breathtaking space with bi folding doors to the outside and second set of large patio doors to the outside, herringbone style flooring with under floor heating, comprehensive range of kitchen storage including walk in larder, hidden kitchen bar, 2 integrated dishwashers, full height integrated fridge, full height integrated freezer, quartet of eye level miele appliances including 2 ovens, combination microwave and oven, coffee machine, 2 warming drawers, large island with inset miele induction hob with downdraft extractor, inset sink and quooker instant boiling water tap, water softener, all finished with quartz work surface, space for large dining table and full lounge

Utility room 7' 4" x 6' 5" (2.23m x 1.95m)

Sink unit, space for 2 stacked white goods along with associated plumbing, extractor fan, tiled floor

Study 8' 10" x 6' 11" (2.69m x 2.11m)

Frosted double glazed window, herringbone style flooring with under floor heating

Ground floor shower room

Double shower, wash hand basin with unit below, chrome heated towel rail, tiled floor

Utility Room
3 high end bathrooms
West facing garden
In and out driveway
Garage

Stairs to the first floor

Carpet, radiator

Bedroom 1 15' 4" x 13' 8" (4.67m x 4.16m)

Double glazed window with shutters, radiator, carpet, walk in closet

En suite 6' 6" x 6' 4" (1.98m x 1.93m)

Frosted double glazed window, double shower with aqua lisa smart shower, wall hung wash hand basin with mixer taps and cupboard below, low level wc, tiled walls and floor

Bedroom 2 15' 6" x 13' 9" (4.72m x 4.19m)

Double glazed window with shutters, radiator, carpet

Bedroom 3 15' 5" x 13' 5" (4.70m x 4.09m)

Double glazed window with shutters, radiator, carpet

Bedroom 4 15' 5" x 10' 11" (4.70m x 3.32m)

Double glazed window with shutters, radiator, carpet

Family bathroom 11' 7" x 5' 11" (3.53m x 1.80m)

Frosted double glazed window, tiled bath with mixer taps and shower attachment, double shower with aqua lisa smart shower, low level wc, wash hand basin with mixer taps, chrome heated towel rail tiled walls and floor, large airing cupboard

Rear garden 49' 3" x 42' 8" (15.00m x 12.99m)

Laid to lawn with patio and side access

Driveway

In and out driveway, paved

Garage 21' 9" x 7' 5" (6.62m x 2.26m)





GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1513215

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Approximate Area = 2188 sq ft / 203.2 sq m

Limited Use Area(s) = 86 sq ft / 8 sq m

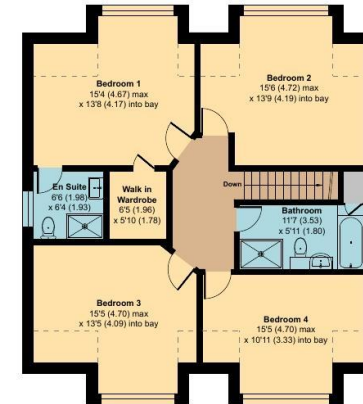
Garage = 161 sq ft / 15 sq m

Total = 2435 sq ft / 226.2 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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